



**STATEMENT OF PROCEEDINGS  
FOR THE SPECIAL MEETING OF THE  
LOS ANGELES GRAND AVENUE AUTHORITY  
KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 383  
DEPARTMENT HEAD CONFERENCE  
LOS ANGELES, CALIFORNIA 90012**



**Monday, April 29, 2013**

**10:00 AM**

AUDIO LINK FOR THE ENTIRE MEETING. (13-2077)

**Attachments:** [AUDIO](#)

Present: Chair Gloria Molina, Secretary William Fujioka, Vice Chair José Huizar and Director David Riccitiello

**I. ADMINISTRATIVE MATTERS**

1. Call to Order. (13-2008)

**Chair Molina called to order the forty-eighth meeting of the Los Angeles Grand Avenue Authority at 10:01 a.m., with a quorum of members present.**

2. Approval of the April 22, 2013 regular meeting minutes. (13-2009)

**On motion of Secretary Fujioka, seconded by Director Riccitiello, unanimously carried, this item was approved.**

**Attachments:** [SUPPORTING DOCUMENT](#)

3. Opportunity for Members of the Public to Address the Authority Board on Listed Agenda Items. (13-2012)

**No members of the public addressed the Authority.**

4. Update on the short term extension for a Revised Grand Avenue Project Phase I, Parcel Q - Dawn McDivitt. (13-2011)

**Dawn McDivitt, Chief Executive Office, reported that in accordance with the Authority Board, during the period of February 15, 2013 to May 15, 2013 negotiations continue with the developer to present one or more proposals on the possible changes to the scope of time and nature for the Grand Avenue project, Parcel Q; proposals will be presented before May 15, 2013.**

5. Presentation by Developer on its proposed Revised Grand Avenue Project Phase I, Parcel Q Scope of Development and Schedule of Performance - Grand Avenue L.A., LLC. (13-2010)

**Bill Witte and Bea Hsu of the Related Company provided a presentation on the Grand Avenue Project Phase I, Parcel Q. Mr. Witte and Ms. Hsu responded to questions posed by the Authority regarding the revised site plan, parking and marketing of retail space.**

**Chair Molina and Vice Chair Huizar expressed concern regarding the enclosed plaza versus the original plan of an open plaza that would invite pedestrians and not limit accessibility to the public.**

**Mr. Witte indicated there are no contingencies at this time and while there are no guarantees after phase 1A, there is a need for a rational site plan in which the JPA objectives can be carried out by someone else if needed. The start date is slated for March 2015 however there will be milestones that must be met prior to the start date.**

## **II. CLOSED SESSION**

6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Government Code Section 54956.8)

Property: Parcels Q, W-2, L and M-2 of the  
Bunker Hill Urban Renewal Project  
Area and the Park Parcel

JPA Real Property  
Negotiators: Alma Martinez, Michelle Cervera,  
Richard Volpert, Dawn McDivitt,  
Paul Rutter, James Rabe,  
Thomas Webber, Diane Hvolka,  
Jenny Scanlin

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms of Payment. (13-2013) (13-2013)

**Chair Molina referenced the above Notice of Closed Session item to be discussed.**

**The JPA Board recessed to Closed Session at 11:00 a.m.**

**The JPA Board reconvened the Grand Avenue Authority at 11:54 a.m.**

**Authority Counsel, Helen Parker, advised that no reportable action was taken in Closed Session.**

**III. MISCELLANEOUS**

- 7. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt. (13-2014)**

**Dawn McDivitt, Chief Executive Office, stated that the next special meeting for the Grand Avenue Authority will be on May 6, 2013 at 9:00 a.m.**

- 8. Adjournment. (13-2015)**

**There being no further business to discuss, the meeting adjourned at 11:55 a.m.**